

**PUBLIC NOTICE**  
IN THE CIRCUIT COURT  
OF THE STATE OF  
OREGON  
FOR THE COUNTY OF  
MORROW

N A T I O N S T A R  
MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE  
COMPANY  
Plaintiff,

vs.

THE UNKNOWN  
SUCCESSOR TRUSTEE  
OF THE REVETTA L.  
MAY LIVING TRUST  
DATED NOVEMBER 21,  
2002; UNITED STATES  
OF AMERICA; STATE  
OF OREGON; DEBBIE  
MOONEY; BECKY SELZ;  
KEVIN LONG-MAY;  
OCCUPANTS OF THE  
PROPERTY  
Defendants.

Case No.: 14CV139  
S U M M O N S B Y  
PUBLICATION

To: The Unknown  
Successor Trustee of the  
Revetta L. May Living  
Trust Dated November 21,  
2002

You are hereby required  
to appear and defend the  
Complaint filed against you  
in the above entitled cause  
within thirty (30) days from  
the date of service of this  
summons upon you, and in  
case of your failure to do so,  
for want thereof, Plaintiff  
will apply to the court for  
the relief demanded in the  
Complaint.

N O T I C E T O  
DEFENDANT:  
READ THESE PAPERS  
CAREFULLY!

You must "appear" in  
this case or the other side  
will win automatically.  
To "appear" you must  
file with the court a legal  
paper called a "motion" or  
"answer." The "motion" or  
"answer" (or "reply") must  
be given to the court clerk  
or administrator within 30  
days of the date of first  
publication specified herein  
along with the required  
filing fee. It must be in  
proper form and have proof  
of service on the plaintiff's  
attorney or, if the plaintiff  
does not have an attorney,  
proof of service on the  
plaintiff.

If you have questions, you  
should see an attorney  
immediately. If you need  
help in finding an attorney,  
you may call the Oregon  
State Bar's Lawyer Referral  
Service at (503) 684-3763  
or toll-free in Oregon at  
(800) 452-7636.

The relief sought in the  
Complaint is the foreclosure  
of the property located at  
75584 Pheasant Lane,  
Irrigon, OR 97844.

Date of First Publication:  
SEPTEMBER 17, 2014  
McCarthy & Holthus, LLP  
[ ] Casey Pence, OSB  
#975271

[ ] Ellis W. Wilder, OSB#  
124995

[ ] Robert Hakari, OSB#  
114082

[ ] Amber Labrecque, OSB#  
094593

[ ] Carrie A. Majors-Staab,  
OSB# 980785

[ ] Lisa E. Lear, OSB  
#852672

[ ] Andreanna C. Smith,  
OSB# 131336

[ ] Brady Godbout, OSB#  
132708

[ ] James Nicita, OSB#  
024068

920 SW 3rd Avenue, First  
Floor

Portland, OR 97204

Phone: (877) 369-6122,  
Ext. 3370

Fax: (503) 694-1460

ewilder@mccarthyholthus.  
com

Of Attorneys for Plaintiff

Published: September 17,  
24, October 1 and 8, 2014

Affidavit

**PUBLIC NOTICE**  
TRUSTEE'S NOTICE OF  
SALE Loan No: 204124515  
T.S. No.: 1407123OR  
Reference is made to that  
certain deed made by,  
Laverne Van Marter III

an unmarried person as  
Grantor to First American  
Title, as trustee, in favor  
of AmerUsLife Insurance  
Company, as Beneficiary,  
dated 10/9/1998, recorded  
10/15/1998, in official  
records of Morrow County,  
Oregon in book/reel/volume  
No. xx at page No. xx, fee/  
file/instrument/microfile/  
reception No. M-55664

(indicated which), covering  
the following described real  
property situated in said  
County and State, to-wit:  
APN: R00717 Lot 5 and 6,  
Block 2, AYERS SECOND  
ADDITION, in the City  
of Heppner, County of  
Morrow and State of Oregon  
Commonly known as: 275  
S. MAIN ST. HEPPNER,  
OR 97836 Both the  
beneficiary and the trustee  
have elected to sell the said

real property to satisfy the  
obligations secured by said  
trust deed and notice has  
been recorded pursuant  
to Section 86.735(3) of  
Oregon Revised Statutes:  
the default for which the  
foreclosure is made is the  
grantor's: The balance  
of principal and interest  
which became due on  
11/9/2028, along with late  
charges, and/or advances  
that have become due.  
By this reason of said  
default the beneficiary has  
declared all obligations  
secured by said deed of  
trust immediately due and  
payable, said sums being  
the following, to-wit: The  
sum of \$18,041.84 together  
with interest thereon at the  
rate of 5.56% per annum  
from 10/15/2014 until paid;  
plus all accrued late charges  
thereon; and all trustee's  
fees, foreclosure costs and  
any sums advanced by  
the beneficiary pursuant  
to the terms of said deed  
of trust. Whereof, notice  
hereby is given that First  
American Title Company,  
the undersigned trustee  
will on 1/27/2015 at the  
hour of 1:00 PM, Standard  
of Time, as established by  
section 187.110, Oregon  
Revised Statutes, at At the  
front door to the Morrow  
County Courthouse, 100  
Court St., Heppner, OR  
County of Morrow, State  
of Oregon, sell at public  
auction to the highest  
bidder for cash the interest  
in the said described real  
property which the grantor  
had or had power to convey  
at the time of the execution  
by him of the said trust  
deed, together with any  
interest which the grantor  
or his successors in interest  
acquired after the execution  
of said trust deed, to satisfy  
the foregoing obligations  
thereby secured and the  
costs and expenses of sale,  
including a reasonable  
charge by the trustee.

Notice is further given  
that any person named in  
Section 86.753 of Oregon  
Revised Statutes has the  
right to have the foreclosure  
proceeding dismissed and  
the trust deed reinstated by  
payment to the beneficiary  
of the entire amount then  
due (other than such portion  
of said principal as would  
not then be due had no  
default occurred), together  
with the costs, trustee's  
and attorney's fees and  
curing any other default  
complained of in the Notice  
of Default by tendering  
the performance required  
under the obligation or  
trust deed, at any time  
prior to five days before  
the date last set for sale.  
In construing this notice,  
the masculine gender includes  
the feminine and the neuter,  
the singular includes plural,  
the word "grantor" includes  
any successor in interest  
to the grantor as well as  
any other persons owing an  
obligation, the performance  
of which is secured by  
said trust deed, the words  
"trustee" and "beneficiary"  
include their respective  
successors in interest, if  
any. Dated: 9/24/14 First

American Title Company  
3 First American Way Santa  
Ana, California 92707  
Signature By: CINDY  
ENGEL, AUTHORIZED  
SIGNOR P1113816 10/1,  
10/8, 10/15, 10/22/2014  
Published: October 1, 8, 15  
and 22, 2014  
Affidavit

**PUBLIC NOTICE**  
The Oregon Trail Library  
District Board of Directors  
will have an executive  
session to consider  
information or records  
that are exempt from  
disclosure (ORS 192.660)  
(2)(f) on Wednesday,  
October 15, 2014 at the  
Irrigon Annex, 205 N.E. 3rd  
Street, Irrigon, OR 97844  
Published: October 8, 2014

**PUBLIC NOTICE**  
MORROW COUNTY  
LAND USE HEARING  
THE MORROW  
COUNTY PLANNING  
COMMISSION will hold  
the following hearing of  
public interest on October  
28, 2014, at 7:00 p.m. at the  
at the Heppner City Hall in  
Heppner, Oregon.  
Land Partition  
LP-S-444 and Conditional  
Use Permit CUP-S-312:  
Meadow Brook Farms  
LLC., applicants and  
owners. The property is  
described as Tax Lot 4500 of  
Assessor's Map 1S 25. The  
property is located adjacent  
to and south of the south  
city limits of Lexington and  
southwesterly of Oregon  
State Highway 74. The  
property is zoned EFU.  
This request is to partition a  
786 acre parcel to create one  
"non-farm" dwelling parcel  
and approve one "non-farm"  
dwelling. Criteria  
for approval include  
MCZO Article 3, Section  
3.010(F); MCZO Article 6,  
Sections 6.020 and 6.030,  
and MCSO Article 5, Land  
Partitioning.

Opportunity to  
voice support or opposition  
to the above proposal or  
to ask questions will be  
provided. Failure to raise  
an issue in person or by  
letter or failure to provide  
sufficient specificity to  
afford the decision maker  
an opportunity to respond to  
the issue precludes appeal  
to the Land Use Board of  
Appeals based on those  
issues. Copies of the staff  
report and all relevant  
documents will be available  
after October 17, 2014.  
For more information,  
please contact the Planning  
Department at 541-922-  
4624 or 541-676-9061,  
extension 5506.  
DATED this 8th day of  
October, 2014  
MORROW COUNTY  
P L A N N I N G  
DEPARTMENT  
Published: October 8, 2014  
Affidavit

or administrator within  
thirty (30) days along with  
the required filing fee. It  
must be in proper form and  
you must show that the  
Petitioner's attorney (or the  
Petitioner if he or she does  
not have an attorney) was  
served with a copy of the  
"Response" or "Motion."  
The location to file your  
response is at the court  
located at: Morrow County  
Courthouse, State Courts  
100 Court St., P.O. Box 609  
Heppner, OR 97836.  
PURSUANT TO ORS  
107.093 and UCR 8.080,  
Petitioner and Respondent  
are restrained from:  
1. Canceling, modifying,  
terminating or allowing  
to lapse for nonpayment  
of premiums any policy  
of health insurance,  
homeowner or renter  
insurance, or automobile  
insurance that one party  
maintains to provide  
coverage for the other party  
or a minor child of the  
parties, or any life insurance  
policy that names either  
of the parties or a minor  
child of the parties as a  
beneficiary.  
2. Changing beneficiaries or  
covered parties under any  
policy of health insurance,  
homeowner or renter  
insurance, or automobile  
insurance that one party  
maintains to provide  
coverage for the other party  
or a minor child of the  
parties, or any life insurance  
policy.  
3. Transferring,  
encumbering, concealing,  
or disposing of property in  
which the other party has  
an interest, in any manner,  
without written consent of  
the other party or an order  
of the court, except in the  
usual course of business  
or for necessities of life.  
This paragraph (3) does not  
apply to payment by either  
party of:  
a. Attorney fees in this  
action;  
b. Real estate and income  
taxes;  
c. Mental health therapy  
expenses for either party  
or a minor child of the  
parties; or  
d. Expenses necessary to  
provide for the safety and  
welfare of a party or a  
minor child of the parties.  
4. Making extraordinary  
expenditures without  
providing written notice  
and an accounting of the  
extraordinary expenditures  
to the other party. The  
paragraph (4) does not  
apply to payment by either  
party of expenses necessary  
to provide for the safety  
and welfare of a party or a  
minor child of the parties.  
Published: October 8, 15,  
22 and 29, 2014  
Affidavit

**PUBLIC NOTICE**  
IN THE CIRCUIT COURT  
OF THE STATE OF  
OREGON  
FOR THE COUNTY OF  
MORROW  
In the Matter of the Marriage  
of Barbra J. Keslar,  
petitioner, and Robert L.  
Lester II, respondent to  
Robert L. Lester II.  
Petitioner has filed a  
petition asking for summary  
dissolution of your marriage  
and related relief. If you do  
not file the appropriate legal  
paper with the court in the  
time required, Petitioner  
may ask the court for a  
judgment against you that  
orders the relief requested.  
You must "appear" in this  
case or the other side will  
win automatically. To  
"appear," you must file with  
the court a legal paper called  
a "Response" or Motion."  
This response must be  
filed with the court clerk

**PUBLIC NOTICE**  
OF OREGON FOR THE  
COUNTY OF MORROW  
In the Matter of the Estate  
of:  
SALLY ELIZABETH  
MARLATT, Deceased  
NO. 14PR023  
NOTICE TO INTERESTED  
PERSONS  
NOTICE IS HEREBY  
GIVEN that the undersigned  
has been appointed Personal  
Representative. All persons  
having claims against the  
Estate are required to  
present their claims, with  
proper vouchers attached,  
within four months after  
the date of first publication  
of this notice, as stated  
below, to the attorney for  
the Personal Representative  
at: PO Box 220, Dallas, OR,  
97338, or the claims may  
be barred.

**PUBLIC NOTICE**  
IN THE CIRCUIT COURT  
OF THE STATE OF  
OREGON  
FOR THE COUNTY OF  
MORROW  
All persons whose rights  
may be affected by the  
proceedings may obtain  
additional information from  
the records of the court, the  
Personal Representative, or  
the attorney for the Personal  
Representative.  
Dated and first published  
October 8, 2014.  
Stephen F. Mannenbach  
Personal Representative  
A T T O R N E Y  
FOR PERSONAL  
REPRESENTATIVE:  
Stephen F. Mannenbach  
OSB #803000  
PO Box 220  
Dallas, OR 97338  
(503) 623-6052  
(503) 623-6053 fax  
mannenbachlaw@live.com  
Published: October 8, 15  
and 22, 2014  
Affidavit

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**Election News: Who's  
running in Lexington,  
Ione?**  
Aside from the Heppner City Council, Lexington and Ione also have several positions open.  
In Ione, incumbent Mayor Linda LaRue is running uncontested for reelection. Ione has three council positions up for grabs, but all are uncontested on the ballot. Deacon Heideman is candidate for Council Position 4, Beverly Crum is running for Council Position 5, and Joel Barnett is the candidate for Council Position 6.  
Lexington has open slots for mayor, as well as four council positions. The only name on the ballot is

**BMCC to target May 2015  
ballot for bond in Umatilla,  
Morrow counties**  
PENDLETON—The Board of Education for Blue Mountain Community College has decided to move toward placing a capital improvement bond on the May 2015 ballot for voter consideration. The board reviewed recommended projects during its regular meeting Oct. 1.  
The Board passed a motion to "proceed on a capital improvement bond," and to "adopt the following key policy priorities for the proposed bond: 1. Workforce development and jobs are critical for our community; 2. Provide a safe and secure learning environment; 3. Protect our community investment."  
BMCC is looking to place the bond on the May 2015 ballot in Umatilla and Morrow counties. Based on bond legal counsel estimates, the proposed tax rate, if approved by voters, would generate \$23 million over 15 years. The tax rate would be \$0.25 per \$1,000 of assessed property value, which is six cents lower than taxpayers paid on the previous bond that expired earlier this year and that the failed bond in November 2013 asked voters to consider.  
Since the bond proposal failed to pass last November, BMCC President Cam Preus has sought feedback from the community in an effort to put together a new bond package that voters would be more likely to support. This included numerous "listening sessions" throughout the two-county area in late-fall and early-winter 2013, a public

**ESTATE SALE!**  
Estate Sale at this property! Thurs, Fri, Sat, Oct. 9, 10 & 11 8am - 5pm. Come & See This House!  
\$49,000  
**HOME FOR SALE!**  
Offered by Sykes Real Estate  
www.sykesrealestate.net

opinion phone survey, a Citizen's Review Panel of community members who reviewed all feedback and projects to make recommendations for a future bond, and, most recently, community meetings throughout the region to inform the public and gain more feedback on the recommended projects. BMCC students and faculty also were included in this process.  
The recommended projects and key policy messages the board reviewed came from the Citizen's Review Panel's findings and priorities. This includes three workforce development projects: a mechatronics and workforce center in Boardman, a precision irrigated agriculture center in Hermiston, and an agriculture center of excellence in Pendleton.  
In addition, bond project recommendations include equipment upgrades for diesel technician, dental and nursing programs — all programs that showed strong community support in the public opinion phone survey. Building maintenance and infrastructure upgrades that relate to safety and security, energy efficiencies and protecting the community's investment also are included in the recommendations.  
As BMCC continues to fine-tune the projects to be included in the bond proposal, it will update and seek feedback from the public through its revamped website, social media, news updates and community meetings.

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